

August 15, 2024

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MWdau for KB

FROM: Kathleen Beeton, Zoning Administrator

PROJECT INFORMATION: **Address:** 4505 WARREN ST NW
 Square, Suffix, Lot: Square 1563, Lot 0039
 Zoning District: R-1B
 DCRA Permit #: B2406355

SUBJECT: **Proposed project to convert a portion of an existing detached garage into an outdoor kitchen, thereby reducing the available number of off-street parking spaces serving the existing single-family detached dwelling.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	C-701.14 C-703.2 X-901.2	Proposed project eliminates a required off-street parking space for a single-family dwelling in the R-1B Zone

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administrator.

NOTES AND COMPUTATIONS			
Building Permit #: B2406355		Zone: R-1B	N&C Cycle #: 2
DOB BZA Case #:		Existing Use: Single-Family Detached	Date of Review: 7/25/24
Property Address: 4505 WARREN ST NW		Proposed Use: UNCHANGED	Reviewer: Edwin Andino
Square: 1563	Lot(s): 0039	ZC/BZA Order:	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Proposed by Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	3,646	5,000	N/A	3,646	N/A	Existing Record Lot
Lot width (ft. to the tenth)	33.0	50.0	N/A	33.0	N/A	Existing Record Lot
Building area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Lot occupancy (building area/lot area)	N/A	N/A	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A	N/A	N/A
Floor area ratio, Non-residential	N/A	N/A	N/A	N/A	N/A	N/A
Principal building height (stories)	N/A	N/A	N/A	N/A	N/A	N/A
Principal building height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Lower level designation	N/A	N/A	N/A	N/A	N/A	N/A
Distance from existing ground to first floor	N/A	N/A	N/A	N/A	N/A	N/A
Accessory building height (stories)	N/A	N/A	N/A	N/A	N/A	N/A
Accessory building height (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Front yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Rear yard (ft. to the tenth)	N/A	N/A	N/A	N/A	N/A	N/A
Distance beyond the rear wall of adjoining buildings	N/A	N/A	N/A	N/A	N/A	N/A
Side yard,	N/A	N/A	N/A	N/A	N/A	N/A
Open court	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, width	N/A	N/A	N/A	N/A	N/A	N/A
Closed court, area sq. ft.	N/A	N/A	N/A	N/A	N/A	N/A
Vehicle parking spaces (number)	1	1	N/A	0	1	Special Exception – Sub C 701.5, 701.10, 701.14
Bicycle parking spaces (number)	N/A	N/A	N/A	N/A	N/A	N/A
Loading berths	N/A	N/A	N/A	N/A	N/A	N/A
Loading Platforms	N/A	N/A	N/A	N/A	N/A	N/A
Loading spaces	N/A	N/A	N/A	N/A	N/A	N/A
Pervious surface (%)	N/A	N/A	N/A	N/A	N/A	N/A
Green area ratio (score)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, principal (#)	N/A	N/A	N/A	N/A	N/A	N/A
Dwelling units, accessory (#)	N/A	N/A	N/A	N/A	N/A	N/A
Penthouse setbacks, height, area	N/A	N/A	N/A	N/A	N/A	N/A
Retaining walls	N/A	N/A	N/A	N/A	N/A	N/A
Other:						